

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, May 28, 2024 9:18 AM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for July 1, 2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

See responses below.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Friday, May 24, 2024 11:06 AM
Subject: Tentative Planning Agenda for July 1, 2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, July 1, 2024** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Friday, May 31st**. Email comments to Beth (bgarmon@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 17, 2024

NEW BUSINESS

1. [1954 Mountain View Road | Variance | 17.240.010. to reduce the front yard setback along Memorial Park Place | on a 0.37± acre tract located on the east side of Memorial Park Place at its intersection with Mountain View Road | Zoned R-II; Tax Parcel 08009 007001 | **Proposed Use: Single-family residence** | * Commission District 4 | \[Randy L. Matheny, applicant\]\(#\) **No GDOT coordination required.**](#)
2. [7914 South Barkers Bend Drive | Variance | 17.240.010. to reduce the front yard setback | on a 2.58± acre tract located on the west side of South Barkers Bend Drive at its intersection with Barkers Bend Drive at its intersection with South Barkers Bend Drive | Zoned R-I; Tax Parcel 11155 000039 | **Proposed Use: Bring existing structures into compliance** | * Commission District 2 | \[William F. Bruton, applicant\]\(#\) **No GDOT coordination required.**](#)
3. [0 & 4435 Ridge Road | Rezone | from Planned Residential Development \(PRD\) & Suburban Shopping \(S-S\) to Planned Commercial Development \(PCD\) | on a combined 74.38± acre tract located on the east side of Ridge](#)

Road at its intersection with Friendship Road | Zoned PRD & S-S; Tax Parcels 08154 000022 & 000017 | Proposed Use: Mixed-use development | ** Commission District 1 | Scott Puckett, Inc., applicant **GDOT coordination is required.**

4. (A) 5181 Dudley Hill Road | Rezone | from Agricultural Residential III (AR-III) to Residential-I-Low-Density (R-I-L) | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | ** Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, applicant **No GDOT coordination required, if no access proposed on SR 136/ Price Rd**
5. (B) 5181 Dudley Hill Road | Variance | 12.40.180. to allow for a common access drive to serve more than five lots | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | ** Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, applicant **No GDOT coordination required, if no access proposed on SR 136/ Price Rd**
6. 3969 Bolding Road | Rezone | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | Proposed Use: 59-lot single-family development | ** Commission District 1 | CMWB Company, LLC, applicant **No GDOT coordination required.**

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, August 8, 2024**, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, August 8, 2024. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.